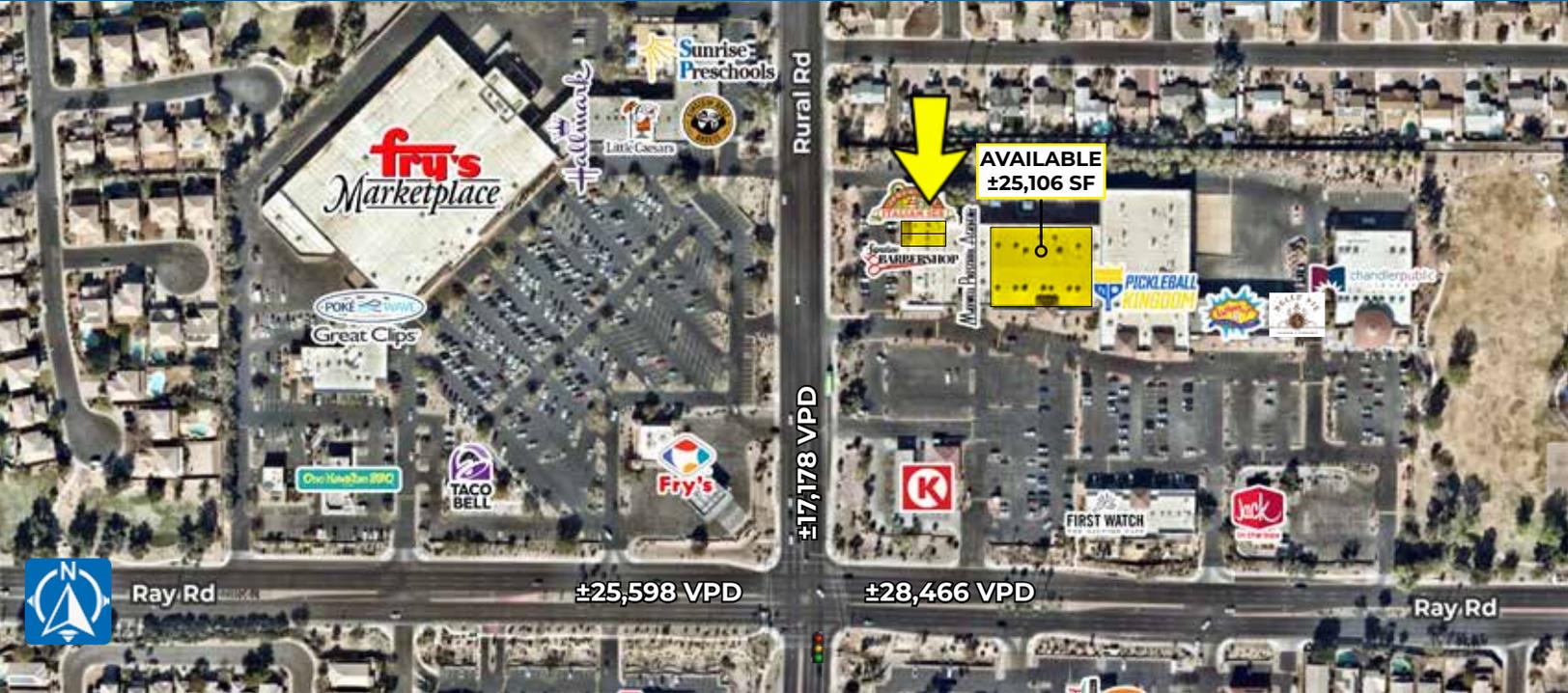


# CHANDLER SUNSET PLAZA

NEC RURAL RD & RAY RD | CHANDLER, AZ



## PROPERTY DETAILS

- ▶ C-2, City of Chandler
- ▶ ±1,579 SF - Vanilla Shell
- ▶ ±2,356 SF - Vanilla Shell
- ▶ ±25,106 SF - Vanilla Shell
- ▶ Vanilla Shell Delivery
- ▶ Ample Power

## PROPERTY OVERVIEW

Neighborhood center located at one of Chandler's strongest intersections and within walking distance from Corona del Sol High School. Great incomes and a captive audience with the center being surrounded by homes.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2025 Population</b>	14,184	90,749	276,613
<b>2030 Population</b>	14,076	91,215	277,843
<b>2025 Med HH Income</b>	\$141,494	\$114,151	\$101,902

ESRI 2025 Estimates

## TRAFFIC COUNTS

N: ±17,178 VPD (NB & SB)	E: ±28,466 VPD (EB & WB)
S: ±16,870 VPD (NB & SB)	W: ±25,598 VPD (EB & WB)

ADOT 2024

## JOIN



[www.phoenixcommercialadvisors.com](http://www.phoenixcommercialadvisors.com) | 3131 E Camelback Rd #340 | Phoenix, AZ 85016 | 602.957.9800

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PHOENIX COMMERCIAL ADVISORS

A MEMBER OF CHAINLINKS RETAIL ADVISORS

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4.2.21

# CHANDLER SUNSET PLAZA

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## SITE PLAN



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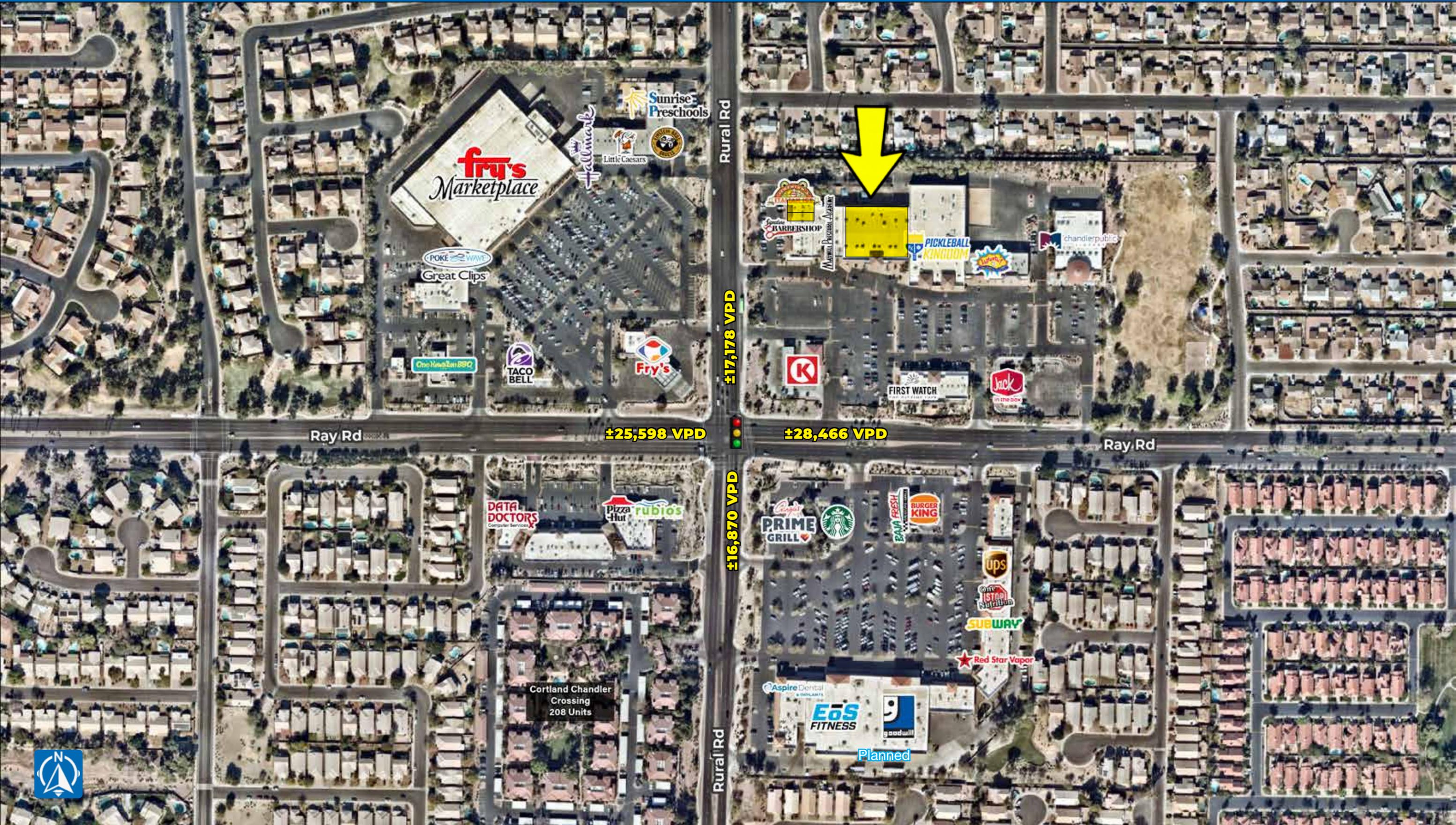
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# One Page Summary

Rural Rd & Ray Rd, Chandler  
 N Rural Rd, Chandler, Arizona, 85226  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 33.31999  
 Longitude: -111.92817

	1 mile	3 miles	5 miles
<b>2025 Key Demographic Indicators (Esri)</b>			
2025 Total Population	14,184	90,749	276,613
2025 Group Quarters Population	160	665	2,330
2030 Total Population	14,076	91,215	277,843
2025-2030 Growth Rate: Population	-0.1%	0.1%	0.1%
2025 Total Daytime Population	12,624	121,590	304,920
2025 Daytime Pop: Workers	6,504	83,993	188,435
2025 Daytime Pop: Residents	6,120	37,597	116,485
<b>2025 Key Demographic Indicators (Esri)</b>			
2025 Total Households	5,449	37,857	114,154
2025 Average Household Size	2.57	2.38	2.40
2030 Total Households	5,461	38,485	115,843
2030 Average Household Size	2.55	2.35	2.38
2025-2030 Growth Rate	0.0%	0.3%	0.3%
<b>2025 Key Demographic Indicators (Esri)</b>			
2025 Total Housing Units	5,591	39,292	119,344
2025 Owner Occupied HUs (%)	78.0%	61.0%	59.7%
2025 Renter Occupied HUs (%)	22.0%	39.0%	40.3%
2025 Vacant Housing Units	142	1,435	5,190
<b>2025 Home Value (Esri)</b>			
2025 Median Home Value	\$538,185	\$521,618	\$481,096
<b>2025 Income (Esri)</b>			
2025 Median Household Income	\$141,494	\$114,151	\$101,902
2025 Average Household Income	\$175,991	\$146,650	\$130,807
2025 Per Capita Income	\$67,840	\$61,068	\$53,964
<b>2025 Age: 5 Year Increments (Esri)</b>			
2025 Median Age	42.8	39.1	38.3
<b>2025 Race and Hispanic Origin (Esri)</b>			
2025 White Population (%)	61.7%	58.9%	57.3%
2025 Black Population (%)	4.0%	6.7%	6.9%
2025 American Indian Population (%)	1.7%	2.9%	4.0%
2025 Asian Population (%)	16.0%	12.6%	9.3%
2025 Pacific Islander Population (%)	0.2%	0.3%	0.3%
2025 Other Race Population (%)	3.8%	5.7%	8.2%
2025 Population of 2+ Races (%)	12.6%	12.9%	13.9%
2025 Hispanic Population (%)	15.3%	18.8%	23.6%
2025 Diversity Index	68.5	73.0	76.4
<b>2025 Educational Attainment (Esri)</b>			
2025 Pop Age 25+: < 9th Grade (%)	0.3%	1.3%	2.0%
2025 Pop Age 25+: High School Diploma (%)	1.2%	2.0%	2.8%
2025 Pop Age 25+: High School/No Diploma (%)	10.6%	11.8%	14.1%
2025 Pop Age 25+: GED (%)	1.5%	2.1%	2.9%
2025 Pop Age 25+: Some College/No Degree (%)	11.7%	16.9%	19.6%
2025 Pop Age 25+: Associate's Degree (%)	11.4%	10.4%	10.0%
2025 Pop Age 25+: Bachelor's Degree (%)	34.2%	32.2%	29.1%
2025 Pop Age 25+: Grad/Professional Degree (%)	29.1%	23.4%	19.5%
<b>2025 Business Summary by NAICS</b>			
2025 Total Businesses (NAICS)	427	4,344	10,810
2025 Total Employees (NAICS)	4,499	64,904	145,554

Source: Esri, Esri-Data Axle

August 06, 2025